

Building Code Considerations for Hair/Nail/Beauty Salons

(Valid for 2016, Check for Annual Updates)



Hair, nail and beauty salon businesses that are contemplating moving into a building within The City of Beaverton need to be aware of a number of things. City staff are available to meet informally or through a pre-application meeting prior to design/construction in order to offer feedback, etc.

Business Assistance: If you would like assistance finding a location, starting your business, or learning about resources available to businesses in Beaverton, please contact the Economic Development Division 503-526-2456.

<http://www.beavertonoregon.gov/EconomicDevelopment>

Land Use and Zoning: The first thing a business owner needs to do is verify their specific business is compatible with the zoning of the property. This can be done by contacting the Planning Division to verify the allowed business uses at the specific property. Please call 503-526-2420.

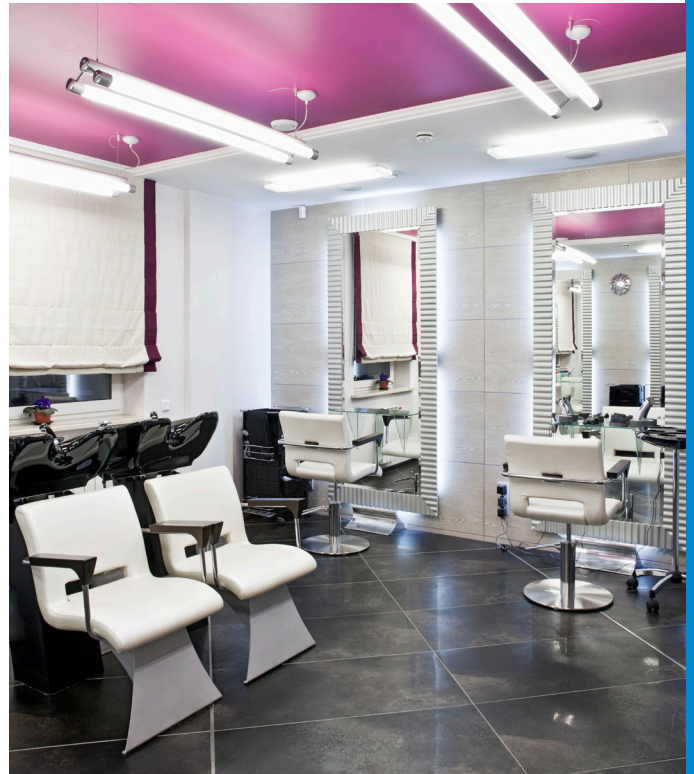
<http://www.beavertonoregon.gov/Planning>

City Business License: Each business is required to have a valid City Business License. Business licenses can be obtained through the City Finance Department. For more information, please call 503-536-2255.

<http://www.beavertonoregon.gov/BusinessLicense>

Building Plan Review and Permits: For information on building permit applications, plan review requirements and fees, etc., please call 503-526-2403.

<http://www.beavertonoregon.gov/Building>



State Building Code: The current State Building Code (SBC) includes: The 2014 edition of the Oregon Structural Specialty Code (OSSC); 2014 Oregon Mechanical Specialty Code (OMSC); the 2014 Oregon Plumbing Specialty Code (OPSC); the 2014 Oregon Electrical Specialty Code (OESC); and the 2014 Oregon Fire Code (OFC). To review these codes on-line, please go to:

http://www.cbs.state.or.us/external/bcd/programs/online_codes.html

BUILDING CODE INFORMATION

The information listed below are specific SBC Requirements. For more information about how these requirements apply to a hair, nail or beauty salon business, please contact the Building Division, 503-526-2403.

Number of Restrooms: The size of the salon service business dictates how many toilets and lavatory sinks are required. Chapter 29 of the SBC allows a single (unisex) toilet and lavatory if the total occupant load of both customers and employees is thirty or less. Separate toilet facilities are required for male and female if over 30 total occupants (employees and customers) or 'unisex'. The occupant load is determined by the square foot area of the spaces (offices, seating area, etc...) divided by the occupant load factor from Chapter 10 of the SBC. The minimum number of toilets and lavatories is also based on the occupant load. See also 'Fees' for Sanitary Sewer fees. New fixtures may have System Development Charges (SDC fees).

Occupant Load and Number of Exits: Chapter 10 of the SBC is used to determine the occupant load for the application of code requirements. Every space requires at least one exit door (means of egress), and two or more exits depending on the occupant load. A minimum of two exits are required if the occupant load exceeds 49; three exits if the occupant load exceeds 500. Chapter 10 of the SBC requires the exits to be separated a minimum distance of not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exits doors (one-third in buildings equipped with an automatic fire sprinkler system).

Heating/Cooling: Some buildings or spaces are not designed to be heated or cooled (only heat to protect water pipes from freezing). If a business needs an uninsulated space to be heated and or cooled (beyond freeze protection), the space will need to be insulated to the current energy code.

Ventilation Air: A mechanical HVAC system or natural ventilation is required. Show compliance with Mechanical Code Section 403, Ventilation Air (provide required calculations), or the rooms and spaces must be provided with natural light and ventilation by doors/windows that open to the outdoors and are equal to 8 percent of the floor area for light, and 4 percent of the floor area for ventilation. Note: regardless of the method for providing ventilation air, a minimum mechanical exhaust is required by Section 403.

Manicure/Pedicure Nail Station Source Capture: In addition to natural/mechanical ventilation and mechanical exhaust for the salon, each nail salon station is required to have an exhaust system that captures the manicure/ pedicure vapor, mists and dusts at the source and exhaust them to the exterior of the building. Each station is required to have a minimum exhaust rate of 50 cubic feet per minute (cfm).

Salon Sinks, Bowls, Pedi-chairs Approvals: All plumbing and electrical fixtures, including salon sinks, bowls, and Pedi-chairs are required to be approved by a nationally recognized testing agency (such as IAPMO, ETL, U.L., etc...) and have an approval (label) attached to the fixture. Note: if the fixture has both plumbing and electrical components, there must be an approval for both. Check for the required product approvals before purchasing or installing the equipment.

Accessibility (Americans with Disabilities Act (ADA)): Any alterations to a building or space (new walls, rooms, doors, bathrooms, etc...) will need to meet the accessibility code requirements from Chapter 11 of the SBC. In addition, Chapter 34 of the SBC requires any ADA barriers that exist elsewhere in the building to be removed at a cost not to exceed 25 percent of the value of the overall project. For example: if a project has a cost of \$20,000 for the new work, up to an additional \$5,000 must be spent in removing ADA barriers. If it only costs \$1,000 to eliminate all the remaining barriers, the whole \$5,000 would need to be spent. If there are \$10,000 in costs to remove the barriers, only \$5,000 would need to be spent. If there are no remaining ADA barriers, then no additional money needs to be spent.

Fees: Aside from the various permit fees that will be required, new businesses must pay system impact fees or a SDC. Typically, these are sanitary sewer fees if new plumbing fixtures are added to the space. The SDC fees can be expensive. For example: adding two toilets and two lavatory sinks would require payment of a \$5,100 sewer fee. If a building has existing plumbing fixtures that are going to be removed, credit for those fixtures will be given; however, the plumbing fixtures to be removed must be shown with the permit application. Other fees that may apply could be a transportation (traffic) fee if there is a major change in the use of the building or space (such as going from storage use to retail use).

The information provided is not all inclusive. The details provided serve as an overview of common issues related to the proposed business type. For more information, please contact the appropriate entity noted above.